



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adoption of Resolutions Establishing Criteria and a Point System for Processing Tentative Maps for Residential Development

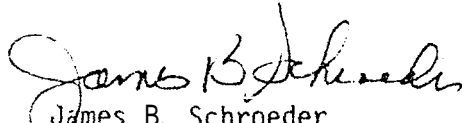
MEETING DATE: September 4, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council adopt Resolution No. 91-170 which establishes criteria and a point system for processing Tentative Maps for residential development.

BACKGROUND INFORMATION: The material covered by the Resolution is the same information presented at the City Council "shirt sleeve" session of August 27, 1991.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

APPROVED: 

THOMAS A. PETERSON
City Manager



recycled paper

RESOLUTION NO. 91-170

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A RESOLUTION OF THE LODI CITY COUNCIL
ESTABLISHING CRITERIA AND A POINT SYSTEM
FOR PROCESSING TENTATIVE MAPS FOR RESIDENTIAL DEVELOPMENT

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WHEREAS, the Lodi City Council, by Ordinance No. 1521, adopted September 18, 1991 has provided for the establishment of certain development criteria and a point system for processing of tentative maps, parcel maps, and other approvals under the Subdivision Map Act,

NOW, THEREFORE, BE IT RESOLVED, by the Lodi City Council that the following criteria point system is established:

Evaluation Criteria. (The criteria listed below have been developed to be consistent with current City policies and State laws.)

A. <u>Agricultural Land Conflicts</u>	<u>Score</u>
1. Project does not require conversion of vacant agricultural land	10
2. Project is adjacent to agricultural land on one side	7
3. Project is adjacent to agricultural land on two sides	5
4. Project is adjacent to agricultural land on three sides	3

5.	Project is surrounded by agricultural land	0
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B. Cn-site Agricultural Land Mitigation

1.	Project needs no agricultural land mitigation	10
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2.	Adequate on-site buffer has been provided as a part of site layout for all adjacent agricultural land	7
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3.	On-site buffer provided as a part of site layout for only part of the project	5
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4.	No buffer between project and adjacent agricultural land	0
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C. General Location - A map showing such priority shall be adopted or updated from time to time by the Council, and shall be available for inspection in the office of the City Clerk.

1.	Project located within Priority Area 1	200
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2.	Project located within Priority Area 2	100
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3.	Project located within Priority Area 3	0
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D. Relationship to Public Services

1. General Location

- a. Project abuts existing development on four sides 10
- b. Project abuts existing development on three sides 7
- c. Project abuts existing development on two sides 5
- d. Project abuts existing development on one **side** 3
- e. Project is surrounded by undeveloped land 0

2. Wastewater

- a. Project is located adjacent to existing Master Plan sanitary sewers or mains designed to serve the project, 10
- b. Project will extend a Master Plan line within its boundaries 8
- c. Project will extend a Kaster Plan line outside of its boundaries but within existing right-of way (0 if right-of-way is necessary) 4

- d. Project requires construction of a ~~new~~ lift station for which funds are available in the Sewer Impact Fee Fund 0
- e. Project requires construction of a new lift station for which funds are not available in the Sewer Impact Fee Fund *

3. Water

- a. Project is located adjacent to existing Master Plan water mains or mains designed to serve the project 10
- b. Project will extend Master Plan lines within its boundaries 8
- c. Project will extend Master Plan lines outside its boundaries, but within existing right-of-way (0 if outside right-of-way) 4
- d. Project requires construction of a ~~new~~ water well for which funds are available in the Water Impact Fee Fund 0

- e. Project requires construction of new water well
for which funds are not available in the Water
Impact Fee Fund *
- f. Project improves the existing system (i.e.,
eliminates dead-ends, loops master plan lines,
provides a well site) +1 to 3

4. Drainage

- a. Project is served by an existing drainage basin
and Master Plan line or mains designed to serve
the project 10
- b. Project will extend a Master Plan line or expand
an existing basin within its boundaries 8
- c. Project will extend a Master Plan line or expand
an existing basin outside of its boundaries but
within existing rights-of-way (0 points if
right-of-way is necessary 4
- d. Project requires construction of a new basin for
which funds are available in the Master
Drainage Impact Fee Fund 0

- e. Project requires construction of a new basin for which funds are not available in the Master Drainage Impact Fee Fund

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E. Promotion of Open Space

Points shall be awarded on the basis of the percentage of coverage of the total loss of project area by roof area and paved areas on-site (exclusive of streets).

20% or less	10 points
30% or less	8 points
40% or less	6 points
50%	4 points
60%	2 points
70% or greater	0 points

Project owner shall submit an analysis of the percentage of impervious surface of the site. This section shall not apply to single-family residential.

F. Traffic

- 1. Project widens or improves an existing facility 10
- 2. Project will extend Master Plan streets within its boundaries 8

3. Project will extend Master Plan streets outside
its boundaries, but within existing right-of-way
(0 if outside right-of-way) 4
4. Project requires roadway improvements for which
funds are available in the Street Impact Fee
Program 0
5. Project requires roadway improvements for which
funds are not available in the Street Impact Fee
Program *
6. Project improves circulation by providing additional
access to adjacent development (including
non-vehicular access) +1 to 5

G. Housing

1. Low and Moderate Income Housing. A point credit
will be awarded with the following schedule:

25% or more of units low and moderate	10
20%-24%	8
15%-19%	6
10%-14%	4
5%-9%	2
Less than 5% low and moderate or low and moderate housing proposed	0

* Indicates project cannot proceed without provision
for construction of the appropriate facility.

H. Site Plan and Project Design--Bonus Points (These
criteria shall only apply to multi-family projects).

1. Landscaping. (Planning Commission shall evaluate
and provide between 10 and 0 points)
(These criteria shall only apply to multi-family
projects).
2. Architectural Design. (SPARC Committee shall
evaluate and provide between 10 and 0 points)
(These criteria shall only apply to multi-family
projects.)

I. Schools

1. Project is within 1/4 mile of an existing
(or proposed) elementary school 10
2. Project is within 1/2 mile of an existing
(or proposed] elementary school 5
3. Project is more than 1/2 mile from an existing or
proposed elemeotary school 0
4. Project is within 1/2 mile of an existing (or
proposed) middle school. 10
5. Project is within 1 mile of an existing or
proposed middle school 5
6. Project is more than 1 mile from an existing or
proposed middle school 0
7. Project is within 1 mile of an existing or proposed
high school 10
8. Project is within 2 miles of an existing or proposed
high school 5

J. Fire Protection. (Proximity to fire protection services)

- Within 3 minute emergency vehicle driving time from
the nearest fire station 10
- Within 4 minute emergency vehicle driving time from
the nearest fire station 5
- Beyond 4 minute emergency vehicle driving time from
the nearest fire station 0

Dated: September 4, 1991

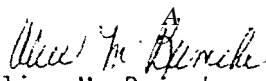
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I hereby certify that Resolution No. 91-170 **was** passed and
adopted by the Lodi City Council in a regular meeting held September 4,
1991 by the following vote:

Ayes : Council Members - Pennino, Pinkerton, Sieglock, Snider
and Hinchman (Mayor)

Noes : Council Members - None

Absent: Council Members - None


Alice M. Reimche
City Clerk

91-170

RES91170/TXTA.02J